

*Please join us for*

# COCKTAILS & OYSTERS

Saturday, October 3, 2003

5:30-7:30 pm

1991 California, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23

Berkeley, California, 94710

and 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

RSVP [jim@jim.com](mailto:jim@jim.com)

Jen & Jim

Deepak,

Stop by for  
a drink.

By the way  
Jennifer is living  
with me.

Jim

Deepak Moorjani  
To: "Dahl, Nathan" <NDahl@cityofberkeley.info>  
Cc: "Gill, Manreet" <MGill@cityofberkeley.info>  
Re: Housing Counseling Appointment

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January 27, 2023 11:27 AM

Hi Nathan,

It is nice to meet you electronically. Thank you for your comprehensive note.

On December 20, 2022 and on January 19, 2023, Officer Dave Harston suggested that I contact the Rent Stabilization Board, and your email provides helpful context on the scope of your purview.

1. 30-day notice: Currently, I am close to securing new housing, and I hope to receive final confirmation this weekend. On Monday/Tuesday, I expect to deliver a 30-day notice to James Maser of my intent to vacate and return possession. This should be a fairly simple notification, but I do not know if there are any Berkeley-specific provisions that I need to include in the 30-day notice. Thus, I wonder if you have a template that I should use.

2. Legal referrals: On December 20, 2022, I informed Officer Dave Harston that I would be filing for a civil harassment restraining order against James Maser. On December 20, 2022 and on January 19, 2023, Officer Dave Harston suggested that I consider hiring legal counsel to pursue civil actions (unauthorized access) against James Maser, and I would welcome any introductions that you can make.

On January 19, 2023, I informed Officer Dave Harston that I am in contact with the Rent Stabilization Board and Housing Code Enforcement. On January 25, 2023, Frank Darling (housing inspector) contacted me to confirm a housing inspection in the next 10-14 days.

At your convenience, I would like to arrange a videoconference call next week. In the interim, please let me know any thoughts about the 30-day notice.

Thank you. I hope you have a great weekend.

Deepak

#### References:

1. Berkeley Police, Case Number 2022-00059494
2. <https://deepak.pe/picante-berkeley-petition-attorney-general/>
3. <https://deepak.pe/20230117-jennifer-w-sherman-berkeley-housing-code-enforcement/>

On 2023.01.25 3:03 pm, Dahl, Nathan wrote:

Hello Deepak,

I am Manreet's supervisor and will be tapping in here as these issues are complex and extend beyond the scope of our normal purview at the Rent Board. Our authority generally only relates to: 1) Rent Control, 2) Security Deposit Interest, 3) Unit Registration and 4) Good Causes for Eviction Ordinance.

Nonetheless, I can help guide you to other resources outside of our agency that would be more appropriate for pursuing your needs with this situation.

In regards for a 30-day Notice template, are you referring to a template to use to provide notice to the landlord of your intent to vacate and return possession of the unit to them?

For legal referrals, we connect clients with either the [East Bay Community Law Center](#) or the [Eviction Defense Center](#) depending on the issues at hand. In your case, I need to better understand your issues and your goals with rental housing.

The Rent Board would not be the place to lodge any criminal complaints (Berkeley Police) or civil actions (Alameda County Court) for personal damages, if that is what you are alleging, but I can help you understand the services we offer directly and what other resources there are in the community to help pursue your goals here.

I can communicate via email or if you would like to set up a video conference call for next week, we can schedule that.

Sincerely,

**Nathan Dahl**

Community Services Specialist III  
Manager of the Public Information Unit – Berkeley Rent Board  
2125 Milvia St. Berkeley, CA 94704  
**Tel:** (510) 981-4935  
**Email:** [ndahl@cityofberkeley.info](mailto:ndahl@cityofberkeley.info)

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**From:** Deepak Moorjani [deepakm@cityofberkeley.info](mailto:deepakm@cityofberkeley.info)  
**Sent:** Wednesday, January 25, 2023 9:32 AM  
**To:** Gill, Manreet <[MGill@cityofberkeley.info](mailto:MGill@cityofberkeley.info)>  
**Subject:** Re: Housing Counseling Appointment

Hi Manreet,

\* A copy of my current rental contract is in the URL in the initial message.

It is nice to meet you. I would like your assistance with the following: (i) a 30-day notice template, and (ii) legal referrals.

\* 30-day notice. Do you have a template that I can use? My current living situation is untenable, and I will have to find new housing. James Maser has a polarized view on personal relationships, and he has a need to win at any cost. As an example, he was cheating on his wife (Laura Jean Waters). She filed for divorce, and he dragged the divorce proceedings into a 6-year battle. He lost claim to all real property in the process (including 1330 Sixth Avenue), and he lost his relationship with his elder daughter in the process.

\* Legal referrals. Officer Dave Harston (Badge #107) filed a police report (Berkeley Police Case Report #2022-00059494) for battery with bodily injury. I informed Office Harston that I would be filing a civil harassment restraining order, and I wanted a police report of the December 20, 2022 event. I would like any referrals to people who can assist in my filing for a restraining order. James Maser has a long history of physical violence, and he began his career as a drug smuggler (felony drug trafficking). There is a conceptual difference between social aggression and asocial violence, and I believe that asocial violence is a possibility with James Maser. Also, James Maser is committing criminal fraud (e.g. address fraud) - he allows certain employees to use 1330 Sixth Avenue as a residence in order to have their children enroll in Berkeley public schools. Since he has informed me of his scheme, I think this increases the possibility of asocial violence.

On January 19, 2023 (last week), I placed a 911 call. Officer Dave Harston returned the call, and he encouraged me to work with the Rent Board and Housing Code Enforcement. He also mentioned the possibility of hiring legal counsel.

Do we communicate exclusively via email, or should we schedule a videoconference call this week?

Thank you.

Deepak

On 2023.01.23 11:43 am, Gill, Manreet wrote:

Hi Deepak,

Thank you for contacting the Berkeley Rent Board. I'm sorry to hear about the difficult situation you've been dealing with.

Per Rent Board records, James Maser is the owner of the property.

Are you a current tenant at this property, or are you considering renting with them? If you do not feel comfortable moving forward with them as a potential landlord, I would advise against signing a rental contract.

I look forward to working with you.

Due to the [COVID-19](#) pandemic, some Rent Board services have changed. Review our current [hours](#), [service model](#), and [COVID-19 resources page](#) for more information.

**Manreet Gill | Housing Counselor**

2125 Milvia Street Berkeley, CA 94704

City of Berkeley Rent Stabilization Board

**PHONE:** (510) 981-4917 | **FAX:** (510) 981-4910

[mgill@cityofberkeley.info](mailto:mgill@cityofberkeley.info) | [www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent)

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**From:** Deepak Moorjani <[Deepak.Moorjani@cityofberkeley.info](mailto:Deepak.Moorjani@cityofberkeley.info)>

**Sent:** Saturday, January 21, 2023 11:51 AM

**To:** Sandoval, Leticia <[LSandoval@cityofberkeley.info](mailto:LSandoval@cityofberkeley.info)>

**Cc:** Gill, Manreet <[MGill@cityofberkeley.info](mailto:MGill@cityofberkeley.info)>; Dahl, Nathan <[NDahl@cityofberkeley.info](mailto:NDahl@cityofberkeley.info)>

**Subject:** Re: Housing Counseling Appointment

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Leticia, Hi Manreet,

Many thanks for the update.

I hope you have a great weekend, and I look forward to speaking with Manreet.

Deepak

On 2023.01.19 1:37 pm, Sandoval, Leticia wrote:

Good afternoon, Deepak Moorjani :

I hope that this email finds you well.

My name is Leticia Sandoval; I am the Office Specialist II at the City of Berkeley-Rent Stabilization Board. I received your housing counseling appointment request. I wanted to inform you that my colleague, Manreet Gill, will assist you with your matter. My team

and I are experiencing high email/call volumes. Therefore, please allow Manreet a few business days to provide you with an email response. Manreet, please see below Deepak's information.

**Client Information:**

Name- Deepak Moorjani (S.T.)

Email- [deepak.moorjani@cityofberkeley.info](mailto:deepak.moorjani@cityofberkeley.info)

Phone- (510) 981-4916

Property Address- 1330 Sixth Avenue, Berkeley, CA

Property Type- Duplex

Topic Area- Habitability/property maintenance, Property registration, Property status

Description of Issue(s)- In 2022 (or thereabouts), James Maser informed me that his wife is the 100% beneficial owner of the real property at 1330 Sixth Avenue. In December 2022, [James Maser](#) in a Berkeley Police Case Report (2022-00059494). In January 2023, I reviewed my rental contract, and I discovered that James Maser represented that "Picante" is the owner of 1330 Sixth Avenue in our rental agreement. However, I do not believe that Picante is a title holder to the real property. <https://deepak.pe/james-maser-rental-agreement/> <https://deepak.pe/picante-berkeley-petition-attorney-general/> I have asked James Maser to prove his ownership position on multiple occasions, and James Maser has declined each time. I believe that his failure to verify his ownership position is a red flag. Am I obligated to make rental agreements under this rental contract?

**Leticia Sandoval | OS II | PIU**

City of Berkeley Rent Stabilization Board

2125 Milvia St., Berkeley, CA 94704

(510) 981-4916 | Remote Ext. 706

<https://www.cityofberkeley.info/rent/>